

IMPERIAL BEACH ZONING ORDINANCE ¹

MUNICIPAL CODE TITLE 18

CHAPTER 18.16 MAJOR SUBDIVISIONS- DESIGN AND IMPROVEMENT REQUIREMENTS

18.16.160. Office, commercial, and industrial zones.

If the subdivision is located in an office, commercial, or industrial zone district (~~BPO, C-1, C-T, or M-1~~), the following improvements shall be required:

A. ...²

MUNICIPAL CODE TITLE 19

CHAPTER 19.04 DEFINITIONS

19.04.021. Addition of Permitted Use.

Uses not identified in the underlying zone district that do not increase the impacts of any use, either permitted or conditional. The Addition of a Permitted Use conditional use permit process is intended to allow for consideration of unforeseen uses and unique circumstances on specific parcels with evaluation based on the context of the surrounding area. The process allows for consideration of emerging issues, site attributes or changed conditions within the neighborhood surrounding and including the subject property. For residential neighborhoods, land use flexibility should be balanced with the existing residential character. Projects should continue to meet the objectives of any applicable zoning district. The process encourages dialogue and collaboration among applicants, affected property owners, neighbors and the City.

CHAPTER 19.12 R-1-6000 SINGLE-FAMILY RESIDENTIAL ZONE

19.12.020. Permitted Uses

- A.
- B. The following uses are permitted in the R-1-6000 zone subject to the approval of a conditional use permit:
1. Churches;
 2. Day care centers;
 3. Library;
 4. Mobile home parks;
 5. Parks;
 6. Senior housing as permitted in Chapter 19.67;
 7. Schools;

¹ This exhibit shows in track changes (strikeout/underline) proposed revisions to Title 18 and 19 of the Municipal Code. Text not in track changes is original text with no proposed changes but provided for context.

² Bullets shown with “...” indicate additional unchanged text not shown.

8. Wireless communications facilities, when necessity compels placement to avoid a significant gap in wireless communications coverage. (Ord. 2002-983 § 9, 2002; Ord. 94-884)

9. Addition of Permitted Use (see definition)

CHAPTER 19.13 R-1-3800 SINGLE-FAMILY RESIDENTIAL ZONE

19.13.020. Permitted Uses

The following uses are permitted in the R-1-3800 zone:

- A. One single-family detached dwelling per lot;
- B.

The following uses are permitted in the R-1-3800 zone subject to the approval of a conditional use permit:

- A. Churches;
- B. Day care center;
- C. Library;
- D. Mobile home parks;
- E. Parks;
- F. Senior housing as permitted in Chapter 19.67;
- G. Schools;

H. Wireless communications facilities, when necessity compels placement to avoid a significant gap in wireless communications coverage. (Ord. 2002-983 § 10, 2002; Ord. 94-884)

I. Addition of a Permitted Use (see definition)

19.13.030. Yards

Yard requirements for the R-1 zone are as follows:

A. Front Yard. There shall be a minimum front yard of fifteen feet, provided that the front of a garage shall be set back a minimum of twenty feet.

B. Side Yard. There shall be a minimum side yard of five feet ~~if on an alley and ten feet if no alley.~~

C. Rear Yard. There shall be a minimum rear yard five feet if on an alley and of ten feet if no alley.

D. Street Side Yard. There shall be a minimum street side yard of ten feet. (Ord. 94-884; Ord. 601 § 1, 1983)

CHAPTER 19.14 R-1-3000-D TWO-FAMILY DETACHED RESIDENTIAL ZONE

19.14.020. Permitted Uses

A. The following uses are permitted in the R-3000-D zone, provided that all projects containing two to four units shall be subject to the approval of a site plan review by the community development department and five or more units shall be subject to the approval of a site plan review by the planning commission:

- 1. Single-family detached dwellings;
- 2. ~~.....~~

B. The following uses are permitted in the R-1-3000-D zone subject to the approval of a conditional use permit:

1. Churches;
2. Day care centers;
3. Library;
4. Mobile home parks;
5. Parks;
6. Senior housing as permitted in Chapter 19.67;
7. Schools;

8. Wireless communications facilities, when necessity compels placement to avoid a significant gap in wireless communications coverage. (Ord. 2002-983 §§ 11, 12, 2002; Ord. 97-917 § 2, 1997; Ord. 94-884)

9. Addition of a Permitted Use (see definition)

CHAPTER 19.15 R-3000 TWO-FAMILY RESIDENTIAL ZONE

19.15.020. Permitted Uses

A. The following uses are permitted in the R-3000 zone, provided that all projects containing two to four units shall be subject to the approval of a site plan review by the community development department and five or more units shall be subject to the approval of a site plan review by the planning commission:

1. Detached or attached residential dwelling units;
2.

B. The following uses are permitted in the R-3000 zone subject to the approval of a conditional use permit:

1. Churches;
2. Day care centers;
3. Library;
4. Mobile home parks;
5. Parks;
6. Senior housing as permitted in Chapter 19.67;
7. Schools;

8. Wireless communications facilities, when necessity compels placement to avoid a significant gap in wireless communications coverage. (Ord. 2002-983 §§ 13, 14, 2002; Ord. 97-917 § 2, 1997; Ord. 94-884)

9. Addition of a Permitted Use (see definition)

CHAPTER 19.16 R-2000 MEDIUM DENSITY RESIDENTIAL ZONE

19.16.020. Permitted Uses

A. The following uses are permitted in the R-2000 zone, provided that all projects containing two or more units shall be subject to the approval of a site plan review by the community

development department and five or more units shall be subject to the approval of a site plan review by the planning commission:

1. Detached or attached residential dwelling units;
2.

B. The following uses are permitted in the R-2000 zone subject to the approval of a conditional use permit:

1. Churches;
2. Day care centers;
3. Library;
4. Mobile home parks;
5. Parks;
6. Senior housing as permitted in Chapter 19.67;
7. Schools;
8. Wireless communications facilities, when necessity compels placement to avoid a significant gap in wireless communications coverage. (Ord. 2002-983 §§ 15, 16, 2002; Ord. 97-917 § 2, 1997; Ord. 94-884)

9. Addition of a Permitted Use (see definition)

CHAPTER 19.17 R-1500 HIGH DENSITY RESIDENTIAL ZONE

19.17.020. Permitted Uses

A. The following uses are permitted in the R-1500 zone, provided that all projects containing two to four units shall be subject to the approval of a site plan review by the community development department and five or more units shall be subject to the approval of a site plan review by the planning commission:

1. Detached or attached residential dwelling units;
2.

B. The following uses are permitted in the R-1500 zone subject to the approval of a conditional use permit:

1. Churches;
2. Day care centers;
3. Library;
4. Mobile home parks;
5. Parks;
6. Senior housing as permitted in Chapter 19.67;
7. Schools;
8. Wireless communications facilities, when necessity compels placement to avoid a significant gap in wireless communications coverage.

9. Addition of a Permitted Use (see definition)

C. Short-term rentals to which all of the following apply are permitted in the R-1500 zone until January 1, 2007;

1.

CHAPTER 19.23. COMMERCIAL/ MIXED- USE USE REGULATION

19.23.010. Land use table.

The following land uses are allowed in the C/MU-1, C/MU-2, and C/MU-3 zones as uses that are expressly permitted, uses that require a conditional use permit, or uses that are permitted only if in compliance with specific location requirements. Any use not listed is prohibited unless the City Council determines it to be compatible with the zone.

Key to Land Use Tables

P	Expressly permitted
C	Permitted with conditional use permit
N	Not permitted

Notes: Per the City’s zoning code, hotels consist of various types and are defined as follows:

- H-1 A site area of a minimum of thirty-five thousand square feet; at least thirty guest rooms; facilities for conference, meeting, or public use; and a full-service restaurant on-site.
- H-2 A “motel,” which is an establishment providing guest rooms, for periods less than thirty days, with most rooms gaining access from an exterior walkway.
- H-3 A lot, parcel, or segment of real property dedicated to “timeshare units,” as defined in Section 19.04.756 of the Imperial Beach Municipal Code.
- H-4 A “bed and breakfast” lodging place containing no more than six guest rooms and one kitchen.
- H-5 An “inn” means a commercial establishment that affords public lodging to travelers, for periods less than thirty days. A kitchen and dining area may also be included to provide meal and beverage service to guests and to the general public.

	C/MU-1	C/MU-2	C/MU-3	Notes
Commercial Uses				
Adult bookstore, adult hotel/motel, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater, sexual encounter studio, rap parlor, model studio	P	N	N	See definitions. Subject to requirements for adult-oriented businesses in Chapter 19.60.
Antique store	P	P	P	See definition.
Arcades and game centers	C	C	C	See definition.

	C/MU-1	C/MU-2	C/MU-3	Notes
Art studio, gallery, museum	P	P	P	See definition.
Athletic and health clubs	P	P	P	See definition.
Bars or cocktail lounges	C	C	N	See definition.
with live entertainment	C	C	N	See definition.
Beach equipment rental, bike rental, surf shop, fishing supply	P	P	N	
Body piercing establishment	C	N	N	See definition. Subject to Section 19.26.020(B)(1).
Bookstore	P	P	P	
Boutique	P	P	P	
Cabaret	C	N	N	See definition. Subject to Chapter 19.60.
Campsites	C	N	N	See definition.
Cannabis permitted use	P	N	N	See definition and number allowed in Chapter 4.60. Subject to the requirements of Chapters 19.61 and 4.60.
Child day care center	P	P	P	See definition.
Clinic	P	P	P	See definition.
Dancehall	C	N	N	See definition. Subject to Chapter 19.60.
Department store	P	N	N	
Drive-in restaurant	P	P	N	See definition.
Drive-through establishment	C	N	C	See definition.
Fortune telling establishment	C	N	N	See definition. Subject to Section 19.26.020(B)(3).
Hostel	C	C	N	See definition.
Kennel	C	N	N	See definition. Subject to Section 19.74.050.
Kiosk	P	P	P	See definition. In C/MU-2: Subject to Section 19.27.020(A)(2).
Liquor store	C	C	N	See definition.
Massage therapy establishment	P	P	P	See definition. Per Senate Bill 731.
Mortuary	C	N	N	
Motor vehicle sales	C	N	N	Subject to Section 19.74.070.

	C/MU-1	C/MU-2	C/MU-3	Notes
Palm reading establishment	C	N	N	See definition. Subject to Section 19.26.020(B)(3).
Pawnshop	C	N	C	See definition.
Personal convenience services	P	P	P	See definition.
Pool or billiard hall	C	C	N	See definition.
with live entertainment	C	C	N	See definition.
Postal services, private	P	P	P	
Professional offices, financial institutions, and real estate	P	P	P	
Restaurant	P	P	P	See definition.
with live entertainment	C	C	C	See definition.
Retail food store	P	P	P	
Retail sales	P	P	P	See definition.
Sales of secondhand or used merchandise	N	N	N	See definition <u>and Section 19.74.100.</u>
Single family detached	N	N*	N	*Only permitted in Seacoast Mixed Use/Residential Overlay Zone.
Tattoo establishment	C	N	N	See definition. Subject to Section 19.26.020(B)(4).
Residential and Similar Uses				
Accessory building, structures, private garages	C	C	C	See definition of accessory building.
Boarding house	C	N	N	See definition.
Emergency shelter	P	N	N	See definition.
Hostel	N	C	N	See definition.
Hotel, motel, bed and breakfast lodging, inn (H-1, H-2, H-3, H4, H-5)	P	P	P	See definitions above.
Live/work unit	P	P	P	See definition.
Mixed-use development	P	P	P	See definition.
Motor home/manufactured housing community	N	N	N	See definitions.
Multiple-family dwellings	P	P	P	See definition. See requirement for active commercial uses on ground floor per Sections 19.26.020(A)(1),

	C/MU-1	C/MU-2	C/MU-3	Notes
				19.27.020(A)(1), 19.28.020(A)(1).
Second-family units	N	N	N	
Senior housing, nursing home, retirement home	C	C	C	See definitions.
Short-term rental	P	P	P	See definition.
Single-family detached	N	N*	N	*Only permitted in Seacoast Residential Overlay Zone.
Single-room occupancy units	C	N	N	
Timeshare	C	C	N	See definition.
Light Industrial Uses				
Automobile dismantling or wrecking yard	N	N	N	See definition.
Automobile repair or automobile body shop	C	N	N	See definitions.
Automobile sales lot	C	N	N	See definition.
Automobile service station/gas station	C	N	C	See definition.
Energy facility	C	N	N	See definition.
Equipment rental yard	C	N	N	
Incidental manufacturing	C	C	C	See definition.
Light manufacturing, manufacturing, industrial	N	N	N	
Public and Semi-Public Uses				
Campsites	N	N	N	See definition.
Clubs, fraternal/veteran/service organizations	C	C	C	Subject to Sections 19.26.020(B)(2), 19.27.020(A)(3), 19.28.020(A)(2).
with live entertainment	C	C	C	
Educational institutions	C	C	N	
Governmental or quasi-public building	P	P	P	
Library	P	P	P	
Religious assembly	C	C	C	See definition. Subject to Sections 19.26.020(B)(2), 19.27.020(A)(3), 19.28.020(A)(2).

	C/MU-1	C/MU-2	C/MU-3	Notes
Public parking lot	P	P	P	
Theatre/assembly	C	C	C	
Wireless communication facility	C	C	C	See definition. Subject to Chapter 19.90.
Green Building Utilities				
Green building utilities	P	P	P	See definition. Subject to Chapter 19.92.
Open Space and Recreation				
Passive public parks	P	P	P	
Playground and recreation areas	C	C	C	Permitted if incidental and accessory to a permitted use.
Public riding and hiking trails	P	P	P	

(Ord. 2018-1174 § 4; Ord. 2016-1155 § 5; Ord. 2013-1140 § 1; Ord. 2012-1130 § 1)

CHAPTER 19.25 C/R-ET COMMERCIAL/ RECREATIONAL ECOTOURISM ZONE

19.25.010. Purpose of zone.

The purpose of the C/R-ET zone is to provide land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor. This zone is intended to implement the recommendations of the 2005 Urban Waterfront and Ecotourism Study. It would also help implement ~~Parks and Recreation~~the Conservation and Ecotourism Element ~~Policy P-7~~ of the General Plan. ~~(Increase Tourist Related Commercial Land Uses) which provides that "The City and its business community should take direct action to increase the amount of tourist-oriented businesses both along the beachfront, South San Diego Bayfront and inland areas."~~

CHAPTER 19.26 C/MU-1 GENERAL COMMERCIAL AND MIXED-USE ZONE

19.26.020. Permitted Uses

A. Specified commercial, residential, light industrial, public and semi-public, green building utilities, and open space and recreation uses allowed in the C/MU-1 zone are listed in Chapter 19.23, including those requiring a conditional use permit, and shall also comply with the following land use regulations:

1. For all buildings with frontage along Palm Avenue, including those with multiple-family dwelling units, "active commercial uses" as defined in Chapter 19.~~05-04~~ are required to be provided at a minimum of sixty percent of each building's ground floor lineal footage, have direct pedestrian access from the Palm Avenue sidewalk or a plaza, and have a minimum building depth of twenty-five feet. The remaining forty percent must either be primarily related to the commercial use, such as parking, access, or other non-active commercial purpose or, if related to non-commercial use, must be designed either to encourage and promote pedestrian activity or to visually screen required on-site parking.

2.

CHAPTER 19.27 C/MU-2 SEACOAST COMMERCIAL AND MIXED-USE ZONE

19.27.020. Permitted Uses

A. Specified commercial, residential, light industrial, public and semi-public, green building utilities, and open space and recreation uses allowed in the C/MU-2 zone are listed in Chapter 19.23, including those requiring a conditional use permit, and shall also comply with the following land use regulations:

1. For all buildings with frontage along Seacoast Drive and/or Palm Avenue, including those with multiple-family dwelling units, “active commercial uses” as defined in Chapter 19.04 are required to be provided at a minimum sixty percent of each building’s ground floor lineal footage and have direct pedestrian access from the Seacoast Drive and/or Palm Avenue sidewalk or a plaza. The remaining forty percent must either be primarily related to the commercial use, such as parking, access, or other non-active commercial purpose or, if related to non-commercial use, must be designed either to encourage and promote pedestrian activity or to visually screen required on-site parking.

2...

5. Multiple-family residential dwelling units are permitted at a maximum density of one unit per every one thousand five hundred gross square feet of lot area; ~~except that E~~exclusively residential developments are required to comply with the development standards of the R-1500 (High Density Residential) Zoning District; ~~or if~~ a mixed-use project is located on the east side of Seacoast Drive or on Palm Avenue, ~~east of Seacoast Drive~~, residential dwelling units may be increased to a maximum density of one dwelling unit for each one thousand two hundred ten gross square feet of lot area with approval of a conditional use permit by the City Council that demonstrates compliance with ~~two or more of~~ the following development incentives:

~~a. Project sites that are consolidated to a final size greater than twenty thousand square feet;~~

~~b. a. The e~~Entire project achieves Leadership in Energy and Environmental Design (LEED) Green Building Rating System certification, a comparable green building certification, or can demonstrate the ability to achieve certification; AND

b. A site-specific parking study shall be provided taking into account the demand for parking associated with primary and ancillary uses for the project, transportation demand management strategies, and neighborhood context; AND

c. Include a list of requested modifications, density bonuses, exceptions, variances, and alternatives together with a narrative of how the community will benefit from the modifications; AND

d. Two or more of the following:

i. At the sole discretion of the City Council, project sites that are consolidated to a final size greater than twenty thousand square feet are eligible for the density or height increase identified in item 5 of this section;

ii. e. The eEntire project provides a minimum of seventy-five percent “active commercial uses” on the ground floor;

~~d. At least twenty-five percent of proposed residential units must be three-bedroom units;~~

iii. e. Provisione ~~an additional one hundred square feet~~ of common open space or plaza space equal to three percent of the total lot area using one of the following methods: with minimum dimensions of six feet by ten feet;

- Provisions of wider sidewalks and public space along major roadways and pedestrian facilities.
- Outdoor eating or shopping space.
- Landscaping, pocket parks, or other usable public space.

~~— f. Dedicate a minimum of one foot of private property frontage to public use (creates a one-foot front setback dedicated to public use);~~

~~giv. Floors Provisions of above first floor provide additional stepback of equal to five feet beyond required stepback on the second story and an additional five feet for the third story, if applicable.~~

B. Site plan review by the City Council will be required if any of the following applies for proposed uses located in the C/MU-2 zone:

1. All proposed developments involving new construction;
2. Any addition, construction, remodeling or alteration of existing buildings resulting in an increase of ten percent or greater of the gross floor area of a commercial structure or in an individual commercial space within the structure or within a commercial shopping center;
3. Any proposed commercial use, residential use, or structure requiring the approval of a conditional use permit;
4. Any development including residential dwelling units; and
5. Public parking lots.

C. ...

19.27.70. Building Height

A. No building in the C/MU-2 (Seacoast Commercial) zone shall exceed three stories or thirty feet in height, whichever is less, except as follows:

1. Exclusively residential uses ~~Properties~~ within the Seacoast Residential Overlay Zone are subject to a reduced ~~single-family residential~~ building height of two stories or twenty-six feet, whichever is less, per Section 19.27.140(C);

2. Properties east of Seacoast Drive that do not provide exclusively residential uses shall have a height limit not to exceed three stories and thirty five feet with approval of a conditional use permit that demonstrates compliance with the- criteria listed in item 5 of this section unless otherwise noted herein following:

- a. Side yard setbacks and/or stepbacks have been incorporated into the project to protect street-end public views towards the ocean,
- b. Two or more of the development incentives listed in Section 19.27.020(A)(5); and
3. Hotel, as defined in Section 19.04.410 as an H-1 type hotel, shall have a height limit not to exceed forty feet as part of an approved Specific Plan pursuant to Section 19.27.150.

B. All commercial spaces on the ground floor shall have a minimum ~~fifteen-foot~~ thirteen-foot, six-inch floor-to-ceiling height; and single-story commercial buildings shall have a minimum building height of twenty feet. (Ord. 2017-1161 § 1; Ord. 2013-1140 § 1; Ord. 2012-1130 § 1; Ord. 2003-1007 § 2; Ord. 94-884)

19.27.140. Seacoast Commercial Mixed-use/Residential Overlay Zone.

The area located between Ocean Boulevard on the west, Ocean Lane on the east, and between Imperial Beach Boulevard on the south and Palm Avenue on the north is designated as the Seacoast Mixed-Use Residential Overlay Zone. The purpose of this transition zone is to allow for the gradual commercial expansion in an area which is generally used for residential purposes while preserving opportunities for the continuation of single-family residential uses.

A.

C. Height requirements in the Seacoast Residential Overlay Zone are as follows:

1. ~~Single-family~~Exclusively residential uses. Two stories or twenty-six feet, whichever is less.

2. All other uses. As permitted per Section 19.27.070. (Ord. 2013-1140 § 1; Ord. 2012-1130 § 1; Ord. 2003-1013 §§ 6, 7; Ord. 94-884)

19.27.150. Specific plan.

A. The City Council may approve a specific plan for an H-1 hotel as defined in Chapter 19.~~25~~04 of this code that allows deviations from the following regulations in the C/MU-2 zone:

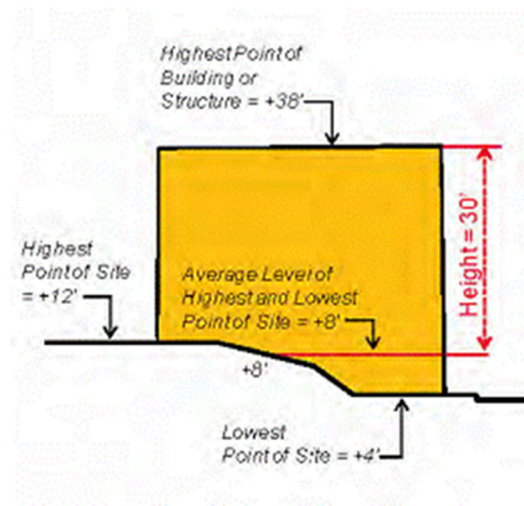
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CHAPTER 19.40 BUILDING HEIGHT

19.40.030. Measurement of height.

~~Height shall be measured from existing grade at all points of the site to a warped plane an equal height above all points on the site. (Ord. 94-884)~~

Height shall be measured from the average level of the highest and lowest point of that portion of the building site (at existing grade) covered by the building or structure to the highest point of the building or structure.



(Ord. 2013-1140 § 1; Ord. 2012-1130 § 1; Ord. 94-884)

CHAPTER 19.44 CURB CUTS

19.44.020. Access.

A. No parking area in the C/MU-1, C/MU-2, or C/MU-3 zone shall be located so as to require or encourage the backing of automobiles or other vehicles across any street lot line to effect egress from the place of parking.

B. Parking areas in R zones shall meet the following standard:

1. Where properties abut both an alley and a street designed as a collector, major, or prime arterial, no new street curb cuts or parking layouts requiring backing into the street shall be allowed.

2. Where properties abut both a collector, major, or prime arterial and a local street, access shall be taken only from the local street.

3. Properties abutting both an alley and residential street shall take access from the alley with the exception that one sixteen-foot-wide curb cut allowing no more than two vehicles to back into the street may be allowed. (Ord. 2012-1130 § 1; Ord. 94-884)

C. Driveways for corner properties on arterials or collectors shall be located as far away from the intersection as possible as determined by the Community Development Director and the City Engineer.

19.44.030. Separation.

A. Curb cuts shall be not less than four feet apart, nor less than two feet from the prolongation of a side lot line. (Ord. 601 § 1, 1983; Ord. 94-884)

B. Driveways for corner properties on arterials or collectors shall be located as far away from the intersection as possible, the location of which is subject to the review and approval of the community development director and the city engineer. Joint access driveways shared by abutting uses shall be encouraged.

CHAPTER 19.48 OFF-STREET PARKING

19.48.020. Requirements generally- Existing buildings and additions.

A. The parking requirements of this chapter shall be observed only for proposed uses or developments requiring site plan review by the City Council ~~or Community Development Director~~ as identified in Chapters 19.26, 19.27, and 19.28, provided that in no case shall the number of existing parking spaces be reduced and that any new and all existing parking spaces shall be permanently available and be permanently maintained for parking purposes.

19.48.035. Required spaces for mixed-use projects in the C/MU-1, C/MU-2, and C/MU-3 zones.

For new development or expansion of existing structures designed to accommodate a variety of shops, stores, offices, restaurants, personal convenience services, and athletic and health clubs in the C/MU-1, C/MU-2, and C/MU-3 zones, off-street parking shall be provided in accordance with the standard listed in the following table. During site plan review, the City would determine whether the standard for required parking could be reduced based on the types of proposed land uses and existing land use, and the availability of parking (both private and public parking) in the project area. Shared parking shall be permitted and shall only be approved when technical evidence is presented to justify the shared use. The Urban Land Institute Guidebook Shared Parking Second Edition (2005) shall be used as a guideline and supplemented by additional findings, where appropriate.

Zone/Land Use	Standard	25% Reduction for Vertical Mixed-Use <u>(Conditional)</u>	Eligible for Waiver for Commercial Uses Less Than 1,000	Eligible for Additional Parking Reduction for
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		<u>Use Permit required – See BMC 19.48.050.K)</u>	SF	Shared Parking
C/MU-1 and C/MU-3	1 space per 500 gross SF of commercial	X	X	X
C/MU-2	1 space per 1,000 gross SF of commercial	X	X	X
Multiple-family residential	1.5 spaces per dwelling unit	X		X
Hotel without cooking facilities	1 space per guest room	X		
Hotel with cooking facilities	1.5 spaces per guest room	X		

(Ord. 2013-1140 § 1; Ord. 2012-1130 § 1)

19.48.050. Required spaces- Stand-alone commercial and other uses.

The number of required off-street parking spaces for commercial and other uses shall be as follows:

A. ...

K. For vertical mixed-use development ~~of multiple-family residential over commercial use~~, required parking may be reduced by up to twenty-five percent with approval of a conditional use permit. Any request for a parking reduction shall be accompanied by a site-specific parking study, taking into account the demand for parking associated with primary and ancillary uses for the project, transportation demand management strategies, and neighborhood context.

(Ord. 2013-1140 § 1; Ord. 2012-1130 § 1; Ord. 2005-1032 § 3; Ord. 2001-960 § 19; Ord. 94-888 § 3; Ord. 94-884; Ord. 640 § 1, 1984; Ord. 635 § 3, 1984; Ord. 601 § 1, 1983)

CHAPTER 19.50 OPEN SPACE AND LANDSCAPING

19.50.030. Commercial landscaping.

A. Not less than fifteen percent of the total site shall be landscaped and permanently maintained.

B.

H. One tree is required per dwelling unit and one tree per every 3 parking spaces. The trees may be provided on or off site.

I. Tree planting should not locate where visibility or other safety issues may occur, as determined by the Community Development Director.

J. Existing trees shall remain unless removal is authorized by the City.

19.50.050. Residential landscaping.

A. Not less than fifty percent of the required front yard and street side yard setbacks shall be landscaped and permanently maintained. The remainder of the required yard may be used for driveways and walkways.

B. Landscaping shall be provided within the parking area or immediately abutting it.

C. There shall be a minimum four-foot landscaped area between the structure and any parking located in front of the structure.

D. There shall be a minimum three-foot-wide landscaped area between the parking area and each side lot line when parking is located between the structure and the street.

E. Prior to issuance of any building permit, a complete landscaping plan shall be submitted to the Community Development Department for approval. Such approval shall be subject to appeal in the manner set forth in Sections 19.84.070 through 19.84.090.

F. Landscaping and required watering system shall be installed prior to the use of the premises. All landscaping material in required landscaping areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material.

G. A permanent irrigation system shall be installed to serve all landscaped areas. (Ord. 94-884; Ord. 723 § 5, 1987; Ord. 635 § 9, 1984; Ord. 601 § 1, 1983)

H. Within the street front yard or street side yard setbacks, for each 50 feet of frontage or increment thereof, there shall be provided at least one 20" box tree.

I. Tree planting should not locate where visibility or other safety issues may occur, as determined by the Community Development Director.

J. Existing trees shall remain unless removal is authorized by the City.

CHAPTER 19.81 SITE PLAN REVIEW

19.81.070. Plans and information requirements.

A. Plot Plan. The plot plan shall indicate:

1. Location of buildings and structures, both existing and proposed;
2. Location of off-street parking and loading facilities;
3. Location and dimensions of present and proposed street and highway dedications required to handle the traffic generated by the proposed uses. Where denoted in the circulation mobility element of the general plan, street ending design shall be provided in accordance with the city's adopted street-ending improvement policy;

Chapter 19.84 VARIANCES

19.84.150. Administrative adjustments

The Community Development Department shall be authorized to grant an adjustment of up to ten percent of any development standard listed in this code, excluding density, parking and any height requirements. The purpose and intent of this Section is to address necessary minor adjustments that would not have a significant impact on the project or the community. These adjustments must not materially violate any provision of this Title.-(Ord. 94-884, 1994)

